



**The Barn, Kettlethorpe Road, Laughterton,
Lincoln, LN1 2JZ**

Guide Price £180,000 to £200,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Barn For Residential Conversion
- Footprint 42 ft x 20 ft
- Plot 0.43 Acre (0.174 Ha) Or Thereabouts
- Lincoln 10 Miles / Newark 15 Miles
- Planning in Principal Granted
- Substantial Brick/Pantile Outbuilding
- Attractive Village Location

A substantial brick built former farm building with steel portal frame, and Planning in Principal for conversion to a dwelling. The building has a footprint of 42 ft x 20 ft, land extending to 0.43 acre or thereabouts. Access is by right of way from the existing driveway and the property is outlined on the attached plan.

Laughterton is a small village located in the county of Lincolnshire and surrounded by beautiful countryside. The village has a rich history dating back to the Roman times, and there are many historic buildings and landmarks in the area. A central part of the village is St Paul's Church, which dates back to the 12th Century and is described as an example of Norman architecture. Local amenities in Laughterton include The Friendship Inn and a village hall. There is an excellent primary school in the nearby village of Newton on Trent. Millfield Golf Club is situated on the outskirts of the village. The village lies approximately 15 miles north of Newark, 5 miles from Gainsborough and 10 miles from Lincoln. The village is situated on the A1133 just north of the A57 junction at Newton on Trent. Access points to the A1 trunk road are accessible from the A57 at Markham Moor. Indeed, a pleasant village and convenient location for commuting to these centres.

The property has 19th Century characteristics and is traditionally built with brick elevations under a tiled roof. The chimney stacks were recently rebuilt. Lime plaster floors upstairs. Mains drainage is connected.

The property provides the following accommodation:

THE BARN

42' x 20' (12.80m x 6.10m)
Height to eaves 13'6.

BRICK AND PANTILE SHED

18' x 11' (5.49m x 3.35m)

OUTSIDE

Extensive roadside frontage area and land to the rear of the building.

TOWN & COUNTRY PLANNING

Planning in Principal is granted by West Lindsay District Council for conversion of the existing building to 1 dwelling. The Planning Reference is WL/2025/00646 and the Permission is dated 22nd July 2025. The site must receive a Grant of Technical Details Consent before development can proceed and the Technical Details Consent shall be submitted within 3 years of the date of the Decision Notice.

A copy of the Planning Permission, supporting details and Flood Risk Assessment can be viewed on the West Lindsay District Council Planning Portal or obtained on request from Richard Watkinson & Partners.

SERVICES

Mains water, electricity, and drainage are understood to be available, but purchasers should make their own enquiries on the technical details for connection.

ACCESS

Access is by right of way. There shall be a 50% maintenance share on the driveway with Home Farm Cottage.

TENURE

The property is freehold.

COVENANT

The property will be sold subject to a covenant restricting the use as a single dwelling.

POSSESSION

Vacant possession will be given on completion.

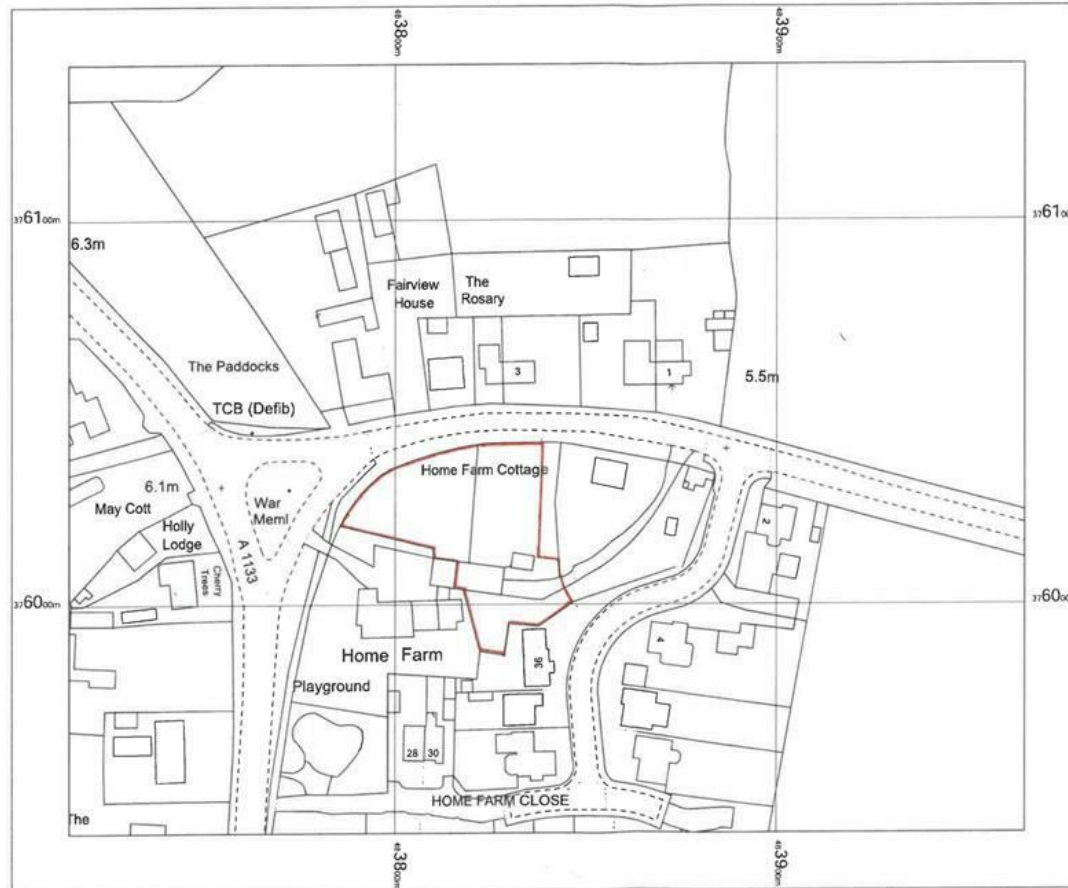
VIEWING

Strictly by appointment with the selling agents.





The Barn, Kettlethorpe Road, LN1 2LB



Home Farm Cottage
Kettlethorpe Road,
Laughterton,
Lincoln,
LN1 2LB



OS MasterMap 1250/2500/10000
scale
Thursday, October 9, 2025, 10:
83W-01245143
maps.johnnewright.com

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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